159.0	0002	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,007,600	/	1,007,600
USE VALUE:	1,007,600	/	1,007,600
ASSESSED:	1,007,600	/	1,007,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GANDHI PRITESH/GLENDALYS
Owner 2:	
Owner 3:	
Street 1:	146 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TAYLOR ANDREA S & JONATHAN -
Owner 2:	-
Street 1:	146 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 2415 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	554,800	1,300	451,500	1,007,600
Total Card	0.172	554,800	1,300	451,500	1,007,600
Total Parcel	0.172	554,800	1,300	451,500	1,007,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.19 | /Parcel: 417.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 105399
GIS Ref:
GIS Ref:
Insp Date: 06/12/18

!12381!

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0002-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	554,800	1300	7,500.	451,500	1,007,600		Year end	12/23/2021
2021	101	FV	536,200	1300	7,500.	451,500	989,000		Year End Roll	12/10/2020
2020	101	FV	536,200	1300	7,500.	451,500	989,000	989,000	Year End Roll	12/18/2019
2019	101	FV	425,100	1300	7,500.	451,500	877,900	877,900	Year End Roll	1/3/2019
2018	101	FV	425,100	0	7,500.	380,600	805,700	805,700	Year End Roll	12/20/2017
2017	101	FV	425,100	0	7,500.	348,300	773,400	773,400	Year End Roll	1/3/2017
2016	101	FV	425,100	0	7,500.	296,700	721,800	721,800	Year End	1/4/2016
2015	101	FV	392,900	0	7,500.	258,000	650,900	650,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:34:06

LAST REV

Date	Time
07/05/18	09:53:14

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12381

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR ANDREA S	49962-464		8/17/2007		651,000	No	No		
LONG ANN M	27895-101		11/21/1997		249,000	No	No		Y

USER DEFINED

Prior Id # 1:	105399
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2015	1972	Manual	4,421					
9/16/2013	1383	Manual	4,000	C				
8/6/2013	1180	Manual	7,315	C				
5/20/2002	501	Addition	158,000	O		G4	GR FY04	14X19 ADDITION-REM

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2018	MEAS&NOTICE	BS	Barbara S
1/23/2014	Info Fm Prmt	EMK	Ellen K
1/16/2014	Info Fm Prmt	EMK	Ellen K
3/6/2009	Inspected	189	PATRIOT
12/15/2008	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
12/1/1999	Meas/Inspect	272	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	7									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 451,500	Spl Credit	Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.15675664
Const Adj.:	0.99989998
Adj $ / SQ:	127.231
Other Features:	113500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	581575
Depreciation:	26752
Depreciated Total:	554823

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

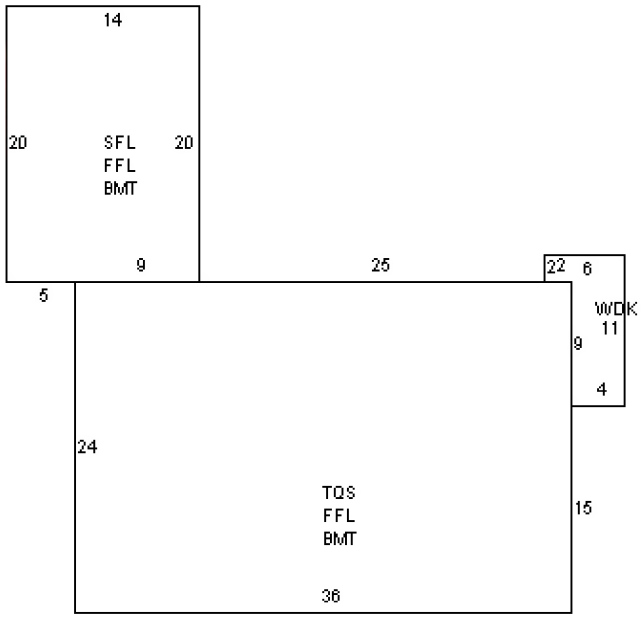
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	169.22
Special Features:	0	Val/Su Net:	169.98
Final Total:	554800	Val/Su SzAd	267.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	51.910	59,385
FFL	First Floor	1,144	127.230	145,552
TQS	3/4 Story	648	127.230	82,445
SFL	Second Floor	280	127.230	35,625
WDK	Deck	48	16.000	768

Net Sketched Area:	3,264			Total:	323,775
Size Ad	2072	Gross Area	3480	FinArea	2415

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0002-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X23	A	AV	2006	3.07	T	10.4	101			1,300			1,300

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300